



Drummond Terrace, North Shields, NE30 2AG

Asking Price £250,000

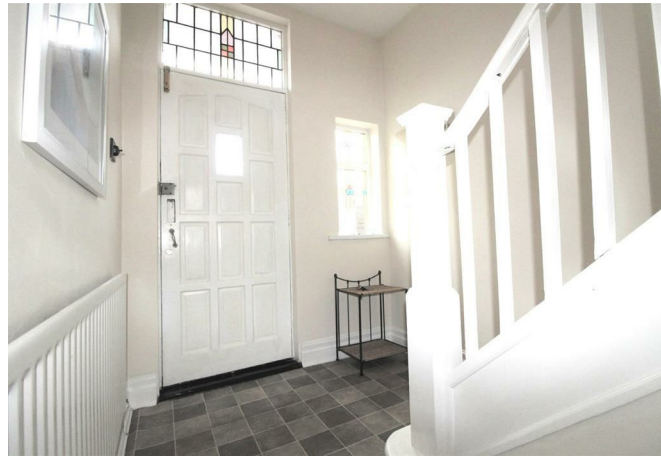
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RICHARDSONS 



# Drummond Terrace North Shields, NE30 2AG

- THREE BEDROOMS
- LARGE REAR GARDEN
- GARAGE
- PERFECT FAMILY HOME
- SEMI DETACHED
- DRIVEWAY PARKING
- GREAT LOCATION
- EPC RATING D



Asking Price £250,000



\*\* Family Home \*\* Room to Extend \*\* Large Garden \*\*

Richardsons welcome to the market this spacious three bedroom semi-detached family home on a large plot, situated on the fringe of Tynemouth, close to local amenities, beaches, North Shields Quay and so much more.

With scope to extend, this property must be viewed to see the potential.



## Full Description

Richardsons welcome to the market this spacious three bedroom semi-detached family home on a large plot, situated on the fringe of Tynemouth, close to local amenities, beaches, North Shields Quay and so much more.

This property is a rare find in the area. With scope to extend, it briefly comprises of lounge, separate dining room, kitchen and single garage.

To the first floor there are three bedrooms, family bathroom and loft space.

To the front of the property there is a small garden with a driveway leading to single garage. Externally there is a large enclosed rear garden.

Viewing is essential to appreciate the property on offer.

## Entrance

UPVC double-glazed door leading to hallway, with UPVC double-glazed window, radiator, laminate flooring and turned staircase to first floor.

## Lounge

12'1" x 11'9" (3.7m x 3.6m)

Beautiful lounge with double-glazed bay window, stone feature fire place with marble hearth and living flame gas fire, radiator and carpets.

## Dining Room

12'1" x 11'9" (3.7m x 3.6m)

UPVC French Doors to rear garden, radiator and carpets.

## Kitchen

8'6" x 6'2" (2.6m x 1.9m)

Kitchen comprises of a range of wall, base and drawer units, worktops, drainer sink unit with hot and cold mixer tap, oven, hob and fridge. Tiled splash backs, UPVC double-glazed window, UPVC double-glazed door leading to rear garden, and garage.

## Bedroom One

10'9" x 11'9" (3.3m x 3.6m)

UPVC double-glazed bay window, radiator, fitted wardrobes and carpets.

## Bedroom Two

10'9" x 11'9" (3.3m x 3.6m)

UPVC double-glazed window, radiator and carpets.

## Bedroom Three

7'10" x 7'6" (2.4m x 2.3m)

UPVC double-glazed window, radiator and carpet.

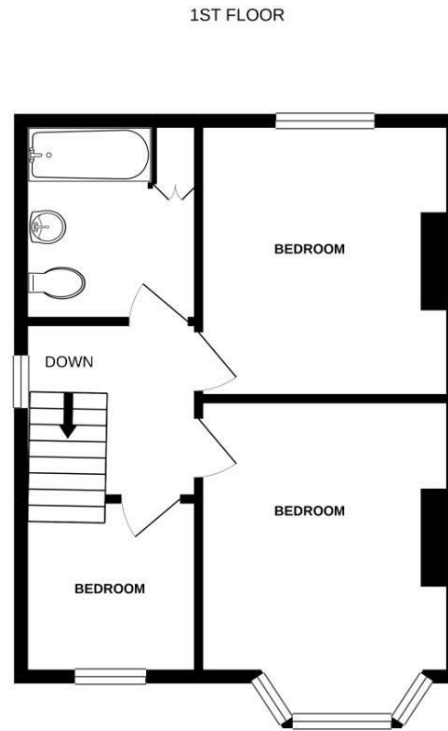
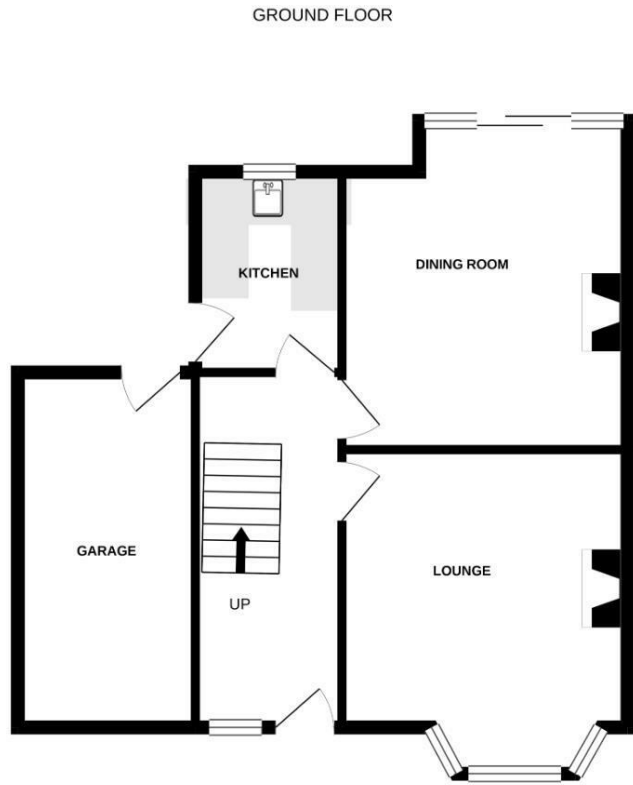
## Bathroom

7'6" x 7'10" (2.3m x 2.4m)

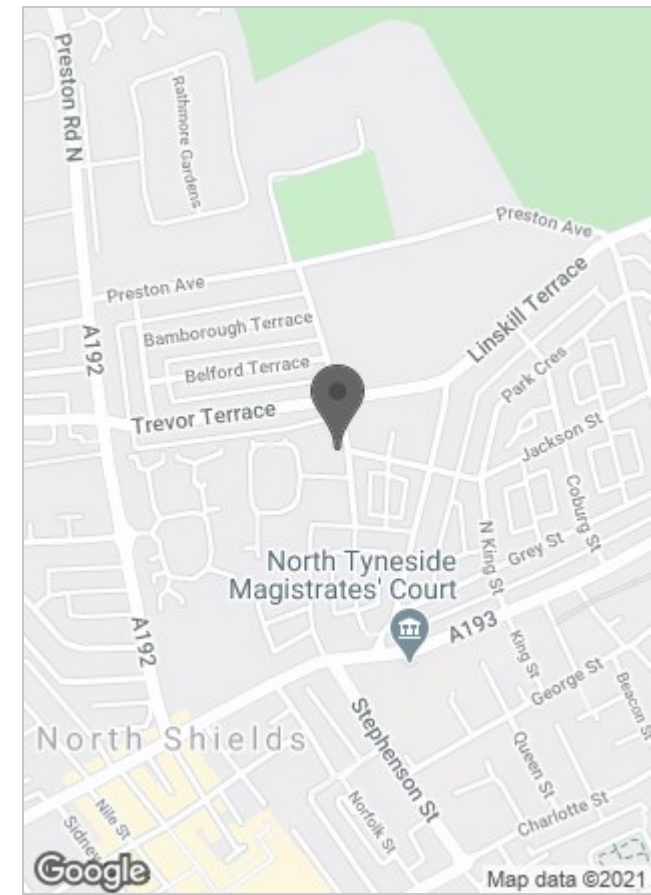
Stylish bathroom suit comprising of bath/shower with mixer tap, pedestal wash basin with hot and cold mixer taps, low level W.C, tiled walls and tiled flooring.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			
(81-91) B			79
(69-80) C		61	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Viewing

Please contact our Richardsons Office on 0191 2903 770 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.